

CITY COUNCIL REPORT



MEETING DATE: April 5, 2005

ITEM NO. 5 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Sherman Right-of-Way Abandonment - 24-AB-2004

REQUEST

Request to consider the following:

- Abandon 20 feet roadway right-of-way along Northern Avenue.
- Reserve an 8-foot wide public utility easement, a partial 10-foot wide equestrian easement and a 1-foot wide vehicular non-access easement.
- Adopt Resolution No. 6646 vacating and abandoning a public right-of-way.

Related Policies, References:

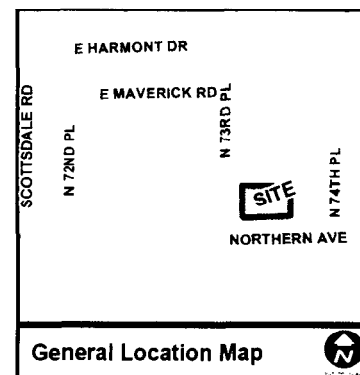
The original Santo Thomas Scottsdale II Subdivision was plated in 1977.

OWNER/APPLICANT CONTACT

Scott Sherman
480-970-4570

LOCATION

8001 N 73rd Place, at the northeast corner of 73rd Place and Northern Avenue



BACKGROUND

Background.

The 55.04-foot wide half street portion of Northern Avenue subject to a 20-foot right-of-way abandonment is recorded by instrument and shown in Book 191, Page 8, and was dedicated as part of the Santo Tomas Scottsdale II residential subdivision on July 1, 1977.

Zoning.

The site is zoned R1-35 (Residential) District. R1-35 zoning allows for single-family residential lots on parcels of 35,000 square feet or more.

Context.

This subdivision is located east of Scottsdale Road and north of McCormick Ranch Parkway. The surrounding property is zoned R1-35 to the north, south and east of the site and R1-10 (Santo Thomas Scottsdale I) residential subdivision is to the west, across 73rd Place.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This request is to reduce the existing 55-foot wide half-street right-of-way to 35 feet, along the site's Northern Avenue frontage, consistent with the City's roadway requirement for residential collector streets. The south half portion of the street is currently 33 feet wide. With the abandonment, the full right-of-way width for the street will be 68 feet, which exceeds the City residential collector road standard.

No additional road right-of-way dedication is required as a result of the

abandonment and appropriate reservations for public utility, non-vehicular access and an equestrian easement, will be maintained with the abandonment. These easement reservations include provision of an 8-foot wide public utility easement (PUE), a 1-foot wide vehicular non-access easement (VNE) and a portion of a 10-foot wide equestrian easement that extends north to south along the east boundary of the lot. No public utilities exist in the present PUE area that will be abandoned or within the Northern Avenue abandonment area. All public utility companies and City Departments have been contacted and expressed no objection to abandonment. A revised PUE area will be dedicated along the north side of the new road boundary if the placement of utilities is required in this area in the future. Both the VNE and equestrian easement will be modified accordingly to reflect the new Northern Avenue roadway.

Key Issues.

CITY IMPACT:

Northern Avenue is a developed 2-lane residential collector road, which will maintain its function and operate within the design standard for the street. Abandonment of 20 feet of right of way will leave sufficient width for the street to adequately function and will not adversely affect City interests in this area. Related easements will be adjusted accordingly preserve City and public utility requirements.

NEIGHBORHOOD IMPACT:

No adverse impact is foreseen on the neighborhood as a result of the abandonment. Five or six lots located east of the subject site have similar street width as the subject property, which may similarly be considered as being in excess to the design standards of the street. No opposing neighborhood comment has been received on this case.

PROPERTY OWNER IMPACT:

The property owner requesting the abandonment has existing access to the site from both Northern Avenue and 73rd Place. These accesses will not be affected by the abandonment. The additional 4,880 square feet resulting from the abandonment will be added to the present lot and maintained by the property owner.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Traffic.

There are no traffic conflicts that result from the abandonment since the remaining the half street right-of-way width for the street will be 68 feet, which exceeds the City local collector road standard.

Open space, scenic corridors and public trails.

No open space areas or scenic corridors are affected by the abandonment. An existing 10 foot wide public equestrian easement extends northward from Northern Avenue along the properties east side and through the subdivision. The equestrian easement will be extended from the southward across the proposed abandonment area to connect with the new right-of-way. No other public trail easements exist or are shown on the Trails Master Plan, along

Northern Avenue. (See Area Trails Plan, Attachment #5)

Policy Implications.

There are no GLO easements located in this area. The 20 foot wide area requested for abandonment is surplus to the design standard of the road. Lots located east of the subject site have similar widths for Northern Avenue and could be considered as being in excess to the design standards of the street. The only adverse implication is that right-of-ways widths will vary along the street, which could also affect required building setbacks. All properties along this portion of Northern Avenue are currently developed with a residence. No properties will be denied access as a result of the abandonment.

Community Involvement.

The applicant sent letters of notification for the proposed abandonment to 43 landowners and affected HOA's situated within 750 feet of the site on November 12, 2004. Notices were sent to the McCormick Ranch POA and Colonial Encantada HOA. The applicant received 3 letters and no phone calls in response to the notice. All of the letters were in support of the abandonment. In addition, Staff has sent postcards of notice and posted the site. No public comment has been received on this case.

Community Impact.

Impact on the neighborhood will be minimal because the portion of Northern Avenue being abandoned is in excess of the required right-of-way for the street. Adequate right-of-way will remain to permit the operation for the design capacity of the street. No modifications to existing street surface or asphalt removal are required as a result of the abandonment. No utilities, drainage structures or easements other than those being modified accordingly by the abandonment, are affected by this case.

OTHER BOARDS AND COMMISSIONS

Planning Commission Meeting:

At the Planning Commission meeting on February 23, 2005, no citizen comment cards were submitted and the Planning Commission had no questions regarding this case.

Planning Commission Recommendation:

Planning Commission recommends approval 4-0 on consent agenda.

**STAFF
RECOMMENDATION
RESPONSIBLE
DEPT(S)
STAFF CONTACT(S)**


Staff recommends approval.

Planning and Development Services Department

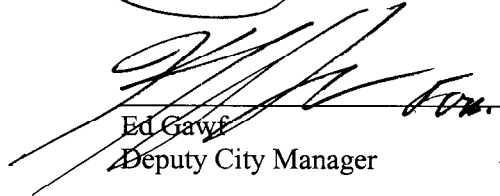
Al Ward
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

APPROVED BY


Randy Grant
Chief Planning Officer

3/18/05
Date


Ed Gawn
Deputy City Manager

3/22/05
Date

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Right-of-Ways and Easements
5. Area Trails Plan
6. Abandonment Area
7. City Notification Map
8. Resolution No. 6646
9. February 23, 2005 Planning Commission Minutes

CASE 24-AB-2004

Department Issues Checklist

Transportation

☒ Support, the subject abandonment area is not required for current operations of Northern Avenue and the subject right-of-way is excess to the standard required for local collector street in the City. There are no GLO easements located in this area or associated with this abandonment.

Trails

☒ Support, no public trails are shown within the abandonment area on the Trails Master Plan. An existing 10 foot wide equestrian easement along the east side of the site will be extended southward to the new right-of-way of to permit continued access from Northern Ave to the trail easement. The Public Trails Coordinator has no objection to the abandonment.

Adjacent Property Owner Notification

☒ Support, 43 property owners and HOA's located within 750 feet of the site have been contacted by letter from the applicant advising of the abandonment and no objection has been received. Two (2) letters of support have been received.

Public Utilities

☒ Support, no objection has been received from public utility companies. Companies contacted who have submitted letters of no objection include Cox, Quest, Southwest Gas and APS.

Emergency/Municipal Services

☒ Support, no conflicts exist with this abandonment from Emergency or Municipal Services.

Water/Sewer Services

☒ Support, the Water Resources Dept. has submitted a letter indicated no objection to the abandonment.

Drainage

☒ Support, no drainage impacts are associated with the abandonment.



Sherman Right-of-Way Abandonment

24-AB-2004

ATTACHMENT #2



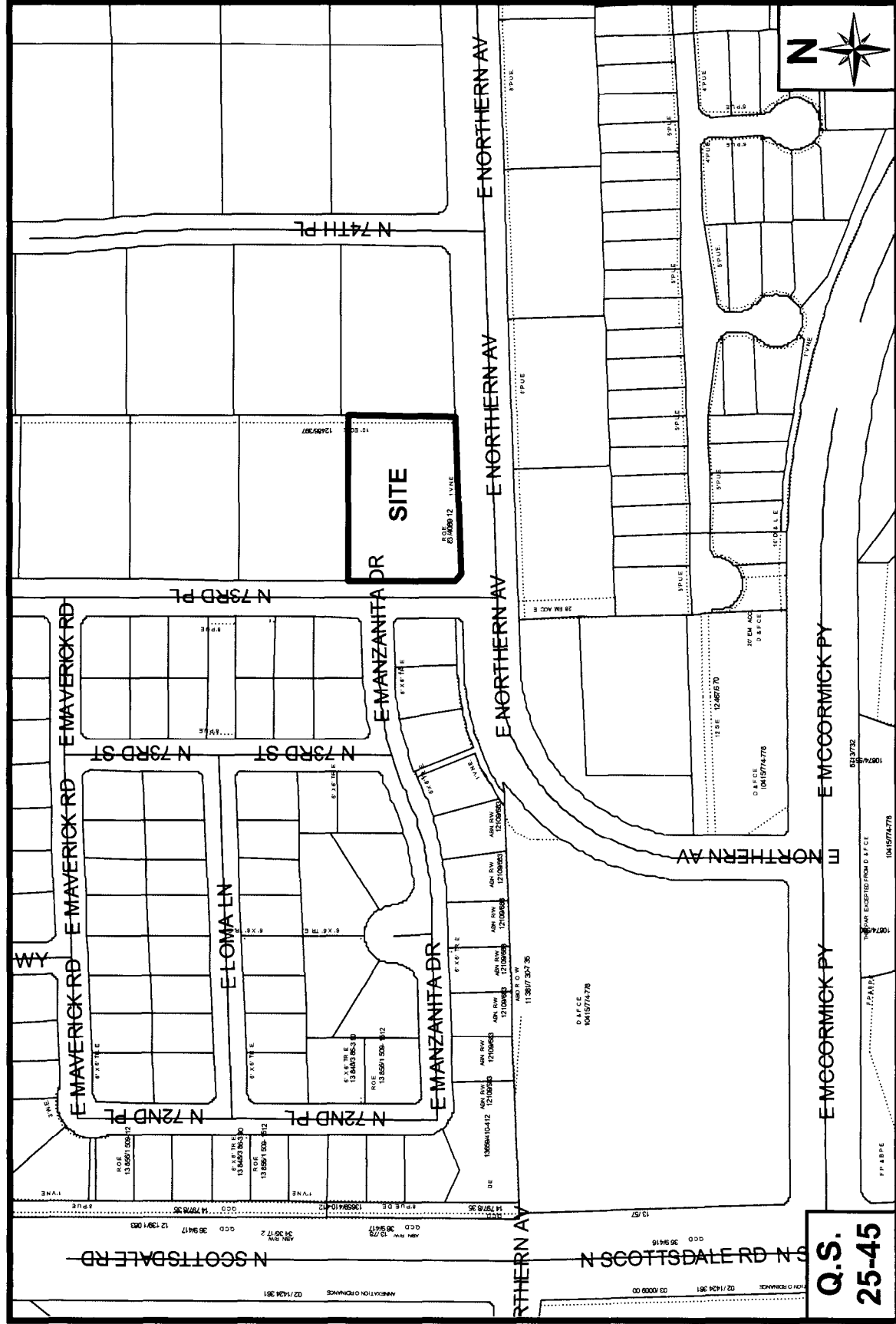
Q.S.
25-45

G.I.S. ORTHOPHOTO 2003

Sherman Right-of-Way Abandonment

24-AB-2004

ATTACHMENT #3



24-AB-2004

Right-of-Way & Easements
ATTACHMENT #4

Sherman Right-of-Way Abandonment

**Q.S.
25-45**

Public Trails in the area of Paradise Valley Farms



..... Public Unpaved Trails	Not to Scale	N ↑
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2/7/05

EXHIBIT

OF ROADWAY ABANDONMENT
AT 8001 N. 73RD PLACE,
SCOTTSDALE, ARIZONA



NOT TO SCALE

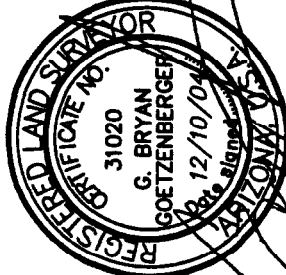
73RD PLACE

MANZANITA DRIVE

LOT 22

20' ROADWAY
ABANDONMENT
CONTAINS
0.118± ACRES

SE. COR., LOT 22
POINT OF BEGINNING



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°00'00" W	20.01'
L2	N 00°00'00" E	20.01'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	19.29'	12.00'	92°06'04"
C2	19.29'	12.00'	92°06'04"

257.00'

163.03'

231.61'

S 00°00'00" W 166.05'

N 00°00'00" E

N 00°00'00" E

N 87°53'56" E

244.73'

S 00°00'00" W 166.05'

N 87°53'56" E

S 87°53'56" W

287.18'

NORTHERN AVENUE

NOTE: THIS EXHIBIT IS INTENDED TO
ACCOMPANY A DESCRIPTION, IT
IS NOT A SURVEY AND SHOULD
NOT BE CONSTRUED AS SUCH.

**Superior
Surveying
Services, Inc.**

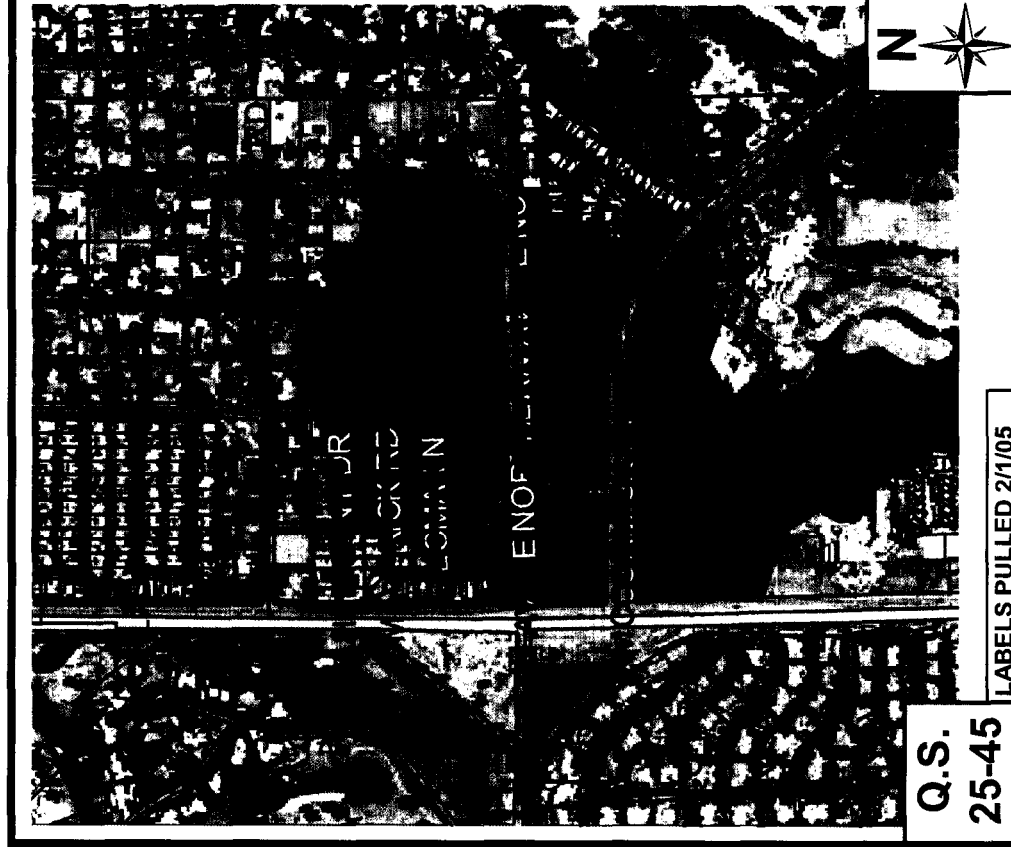
PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA
ARIZONA NO. 18214 - CALIFORNIA NO. L6080 - NEVADA NO. 7680

21415 North 23rd Avenue
Phoenix, Arizona 85027
Phone (623) 869-0223
Fax (623) 869-0726
Info@superiorsurveying.com

DATE: 12-10-04

REVIS: 240635

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- MCCORMICK RANCH
PROPERTY OWNERS
ASSOCIATION INC
- COLONIA ENCANTADA
HOMEOWNERS ASSOCIATION
INC

**Q.S.
25-45**

LABELS PULLED 2/1/05

24-AB-2004

Sherman Right-of-Way Abandonment

ATTACHMENT #7

RESOLUTION NO. 6646

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE,
MARICOPA COUNTY, ARIZONA, ABANDONING A PORTION OF THE
PUBLIC RIGHT-OF-WAY FOR NORTHERN AVENUE EAST OF 73RD
PLACE.

A. A.R.S. Sec. 28-7201, et seq. and A.R.S. Sec. 28-7202 provide that a city may dispose of a roadway or portion thereof when said property or portion thereof is no longer necessary for public use.

B. After notice to the public, hearings have been held before the Planning Commission and Council of the City of Scottsdale ("City") on the proposed abandonment of the following described interests (collectively the "Abandonment Right-of-way"):

Street right-of-way as described on Exhibit "A" attached hereto.

Public utility easement as described on Exhibit "B" attached hereto.

Vehicular non-access easement as described on Exhibit "C" attached hereto.

C. The City Council finds that the Abandonment Right-of-way is no longer necessary for public use.

D. The City Council finds that consideration and other public benefit commensurate with the value of the property, giving due consideration to its degree of fragmentation and marketability, will be provided to the City by the owner of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations below, the Abandonment Right-of-way is abandoned as public street right-of-way.

2. Reservations. All of the following interests are reserved to the City of Scottsdale and excluded from this abandonment:

2.1 A public utility easement upon land described on Exhibit "D".

2.2 A public trail easement upon land described on Exhibit "E".

2.3 A vehicular non-access easement upon land described on Exhibit "F".

2.4 An easement for all existing utilities.

2.5 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ day of _____, 2005.

Mary Manross, Mayor

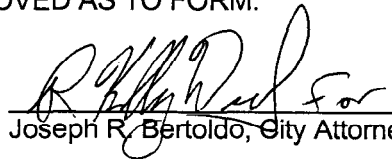
ATTEST:

By:

Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

By:



Joseph R. Bertoldo, City Attorney

**Superior
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Services, Inc.**

PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA

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Member A.C.S.M., A.P.L.S., G.L.I.S.

Randy S. Delbridge, President, R.L.S. Arizona #18214/California #L6060/Nevada #7680

Job Number: 240635

December 10, 2004

**DESCRIPTION OF PUBLIC ROADWAY
TO BE ABANDONED AT 8001 N. 73rd
PLACE, SCOTTSDALE, ARIZONA**

A portion Northern Avenue located in the Southwest quarter of Section 35, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and as shown the plat of SANTO TOMAS SCOTTSDALE II, recorded in Book 191 of Maps, Page 8, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 22 of said SANTO TOMAS SCOTTSDALE II;
THENCE South 00 degrees 00 minutes 00 seconds West 20.01 feet along the Southerly projection of the East line of said Lot 22 to the North line of the South 35.00 feet of the Southwest quarter of said Section 35;
THENCE South 87 degrees 53 minutes 56 seconds West 244.73 feet along said North line to the beginning of a tangent curve to the right having a radius of 12.00 feet;
THENCE Northwesterly along the arc of said curve through a central angle of 92 degrees 06 minutes 04 seconds, an arc distance of 19.29 feet;
THENCE North 00 degrees 00 minutes 00 seconds East 20.01 feet to the beginning of a non-tangent curve the center of which bears North 90 degrees 00 minutes 00 seconds East 12.00 feet;
THENCE Southeasterly along the arc of said curve through a central angle of 92 degrees 06 minutes 04 seconds, an arc distance of 19.29 feet to the South line of said Lot 22;
THENCE North 87 degrees 53 minutes 56 seconds East 244.73 feet along said South line to the POINT OF BEGINNING.

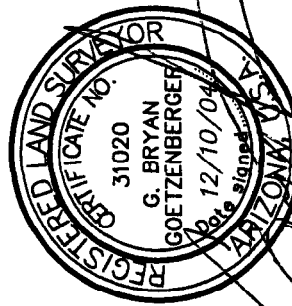
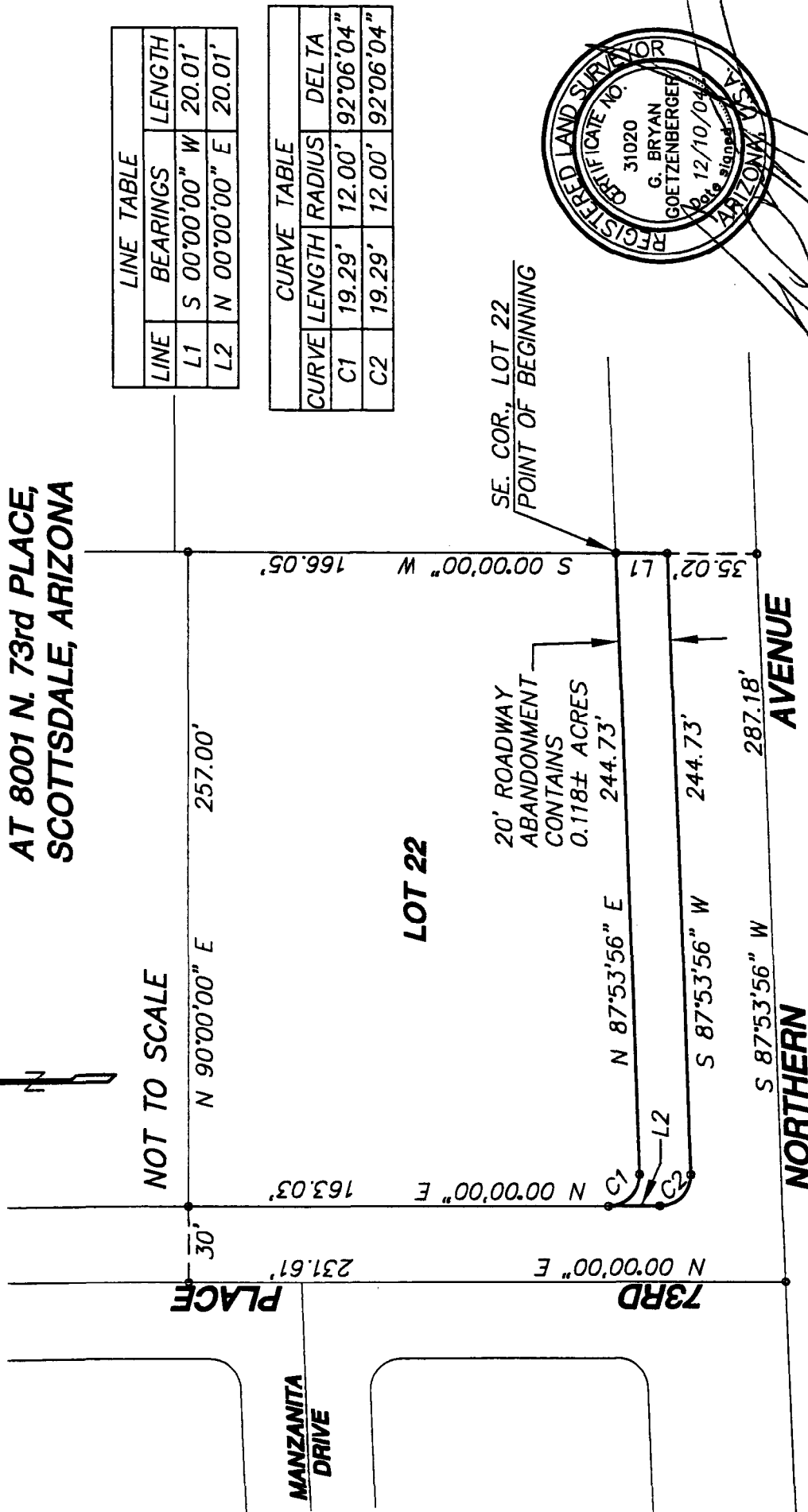
Comprising 0.118 acres or 5,144 square feet, more or less, subject to all easements of record.

EXHIBIT A
Page 1 of 2



EXHIBIT

OF ROADWAY ABANDONMENT
AT 8001 N. 73rd PLACE,
SCOTTSDALE, ARIZONA



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ARIZONA NO. 18214 — CALIFORNIA NO. L6060 — NEVADA NO. 7680

NOTE: THIS EXHIBIT IS INTENDED TO
ACCOMPANY A DESCRIPTION, IT
IS NOT A SURVEY AND SHOULD
NOT BE CONSTRUED AS SUCH.

EXHIBIT A

DATE: 12-10-04 REVISED:

JOB NO.: 240635

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info@superiorsurveying.com

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December 10, 2004

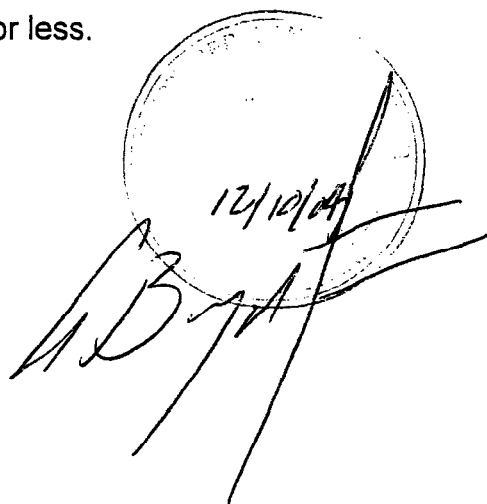
**DESCRIPTION OF 8' PUBLIC UTILITY EASEMENT
TO BE ABANDONED AT 8001 N. 73rd
PLACE, SCOTTSDALE, ARIZONA**

A portion of that certain 8 foot easement for public utilities dedicated by the plat of SANTO TOMAS SCOTTSDALE II, recorded in Book 191 of Maps, Page 8, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 22 of said SANTO TOMAS SCOTTSDALE II;
THENCE South 87 degrees 53 minutes 56 seconds West 244.73 feet along the South line of said Lot 22 to the beginning of a tangent curve to the right having a radius of 12.00 feet;
THENCE Northwesterly along the arc of said curve through a central angle of 92 degrees 06 minutes 04 seconds an arc distance of 19.29 feet to the West line of said Lot 22;
THENCE North 90 degrees 00 minutes 00 seconds East 8.00 feet to the Easterly line of said easement for public utilities and the beginning of a non-tangent curve the center of which bears North 90 degrees 00 minutes 00 seconds East 4.00 feet;
THENCE Southeasterly along the arc of said curve through a central angle of 92 degrees 06 minutes 04 seconds an arc distance of 6.43 feet to a Northerly line of said easement;
THENCE North 87 degrees 53 minutes 56 seconds East 245.02 feet along said Northerly line to the East line of said Lot 22;
THENCE South 00 degrees 00 minutes 00 seconds West 8.01 feet to the POINT OF BEGINNING.

Comprising 0.047 acres or 2,062 square feet, more or less.

EXHIBIT B
Page 1 of 2

A circular stamp containing the date "12/10/04" is overlaid with a large, stylized handwritten signature.

EXHIBIT

OF PUBLIC UTILITY
EASEMENT ABANDONMENT
AT 8001 N. 73rd PLACE,
SCOTTSDALE, ARIZONA



NOT TO SCALE

73RD PLACE

MANZANITA DRIVE

LOT 22

8' PUBLIC UTILITY
EASEMENT ABANDONMENT
CONTAINS 0.047± ACRES

SE. COR., LOT 22
POINT OF BEGINNING

L2 N 87°53'56" E 244.73'
C2
N 87°53'56" E 244.73'
L1

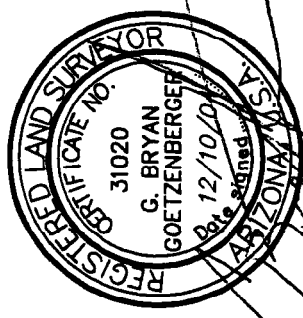
55.04'

AVENUE

NORTHERN

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°00'00" W	8.01'
L2	N 90°00'00" E	8.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	19.29'	12.00'	92°06'04"
C2	6.43'	4.00'	92°06'04"



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ARIZONA NO. 18214 -- CALIFORNIA NO. L6080 -- NEVADA NO. 7880

DATE: 12-10-04 REVISED:

JOB NO.: 240635

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EXHIBIT B

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Randy S. Delbridge, President, R.L.S. Arizona #18214/California #L6060/ Nevada #7680

Job Number: 240635

December 10, 2004

**DESCRIPTION OF 1' VEHICULAR NON-ACCESS
EASEMENT TO BE ABANDONED AT 8001 N. 73rd
PLACE, SCOTTSDALE, ARIZONA**

All of that certain 1 foot easement for vehicular non-access lying within the South 1.00 foot of Lot 22 of SANTO TOMAS SCOTTSDALE II, recorded in Book 191 of Maps, Page 8, records of Maricopa County, Arizona.



EXHIBIT C
Page 1 of 2

EXHIBIT

OF VEHICULAR NON-ACCESS EASEMENT
ABANDONMENT AT 8001 N. 73rd
PLACE, SCOTTSDALE, ARIZONA



NOT TO SCALE

73RD
PLACE

MANZANITA
DRIVE

LOT 22

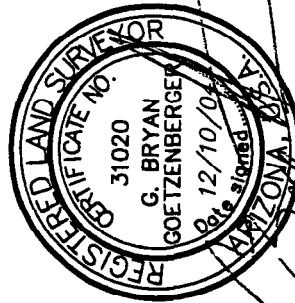
1' EASEMENT FOR VEHICULAR
NON-ACCESS TO BE ABANDONED

35'

55.04'

AVENUE

NORTHERN



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ARIZONA NO. 18214 -- CALIFORNIA NO. 16060 -- NEVADA NO. 7680

REVISED:

DATE: 12-10-04

JOB No.: 240635

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EXHIBIT C

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Randy S. Delbridge, President, R.L.S. Arizona #18214/California #L6060/ Nevada #7680

Job Number: 240635

February 7, 2005

**DESCRIPTION OF 8' PUBLIC UTILITY EASEMENT
TO BE DEDICATED AT 8001 N. 73rd
PLACE, SCOTTSDALE, ARIZONA**

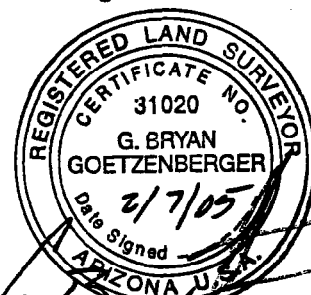
A portion of the Southwest quarter of Section 35, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 22 of said SANTO TOMAS SCOTTSDALE II, recorded in Book 191 of Maps, Page 8, records of Maricopa County, Arizona;
THENCE South 00 degrees 00 minutes 00 seconds West 20.01 feet to the North line of the South 35.00 feet of said Southwest quarter;
THENCE South 87 degrees 53 minutes 56 seconds West 244.73 feet along said North line to the beginning of a tangent curve to the right having a radius of 12.00 feet;
THENCE Northwesterly along the arc of said curve through a central angle of 92 degrees 05 minutes 59 seconds an arc distance of 19.29 feet to the Southerly extension of the West line of said Lot 22;
THENCE North 00 degrees 00 minutes 00 seconds East 20.01 feet along said West line and its Southerly extension;
THENCE North 90 degrees 00 minutes 00 seconds East 8.00 feet to the East line of the West 8.00 feet of said Lot 22;
THENCE South 00 degrees 00 minutes 00 seconds West 20.01 feet along said East line to the beginning of a tangent curve to the left having a radius of 4.00 feet;
THENCE Southeasterly along the arc of said curve through a central angle of 92 degrees 05 minutes 59 seconds an arc distance of 6.43 feet to the North line of the South 43.00 feet of said Southwest quarter;
THENCE North 87 degrees 53 minutes 56 seconds East 237.00 feet along said North line;
THENCE North 00 degrees 00 minutes 00 seconds East 20.01 feet along the West line of the East 8.00 feet of said Lot 22 and its Southerly extension to the North line of the South 8.00 feet of said Lot 22;
THENCE North 87 degrees 53 minutes 56 seconds East 8.01 feet along said North line to the East line of said Lot 22;
THENCE South 00 degrees 00 minutes 00 seconds West 8.01 feet along said East line to the POINT OF BEGINNING.

Comprising 0.055 acres or 2,382 square feet, more or less.

EXHIBIT D

Page 1 of 2



EXHIBIT

OF PUBLIC UTILITY EASEMENT
DEDICATION AT 8001 N. 73rd
PLACE, SCOTTSDALE, ARIZONA

NOT TO SCALE

MANZANITA
DRIVE

LOT 22

8' PUBLIC UTILITY
EASEMENT DEDICATION
CONTAINS 0.055± ACRES

L3
L4
C3
L2

L6
L5
L7

73RD

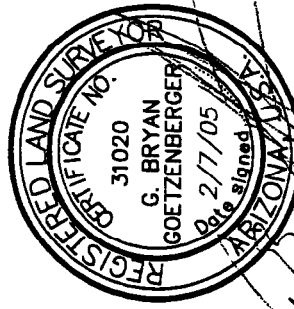
SE. COR., LOT 22
POINT OF BEGINNING

N 87°53'56" E 237.00'
S 87°53'56" W 244.73'

NORTHERN AVENUE

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°00'00" W	20.01'
L2	N 00°00'00" E	20.01'
L3	N 90°00'00" E	8.00'
L4	S 00°00'00" W	20.01'
L5	N 00°00'00" E	20.01'
L6	N 87°53'56" E	8.01'
L7	S 00°00'00" W	8.01'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	19.29'	12.00'	92°05'59"
C2	6.43'	4.00'	92°05'59"



NOTE: THIS EXHIBIT IS INTENDED TO
ACCOMPANY A DESCRIPTION, IT
IS NOT A SURVEY AND SHOULD
NOT BE CONSTRUED AS SUCH.

EXHIBIT D

**Superior
Surveying
Services, Inc.**
21415 North 23rd Avenue
Phoenix, Arizona 85027
Phone (623) 869-0223
Fax (623) 869-0726
info@superiorsurveying.com

PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA
ARIZONA NO. 18214 - CALIFORNIA NO. L6060 - NEVADA NO. 7680

DATE: 12-10-04 REVISED: 2/7/05 JOB NO.: 240635

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Member A.C.S.M., A.P.L.S., G.L.I.S.

Randy S. Delbridge, President, R.L.S. Arizona #18214/California #L6060/Nevada #7680

Job Number: 240635

December 10, 2004

DESCRIPTION OF 10' X 20'
EASEMENT TO BE DEDICATED AT 8001 N.
73rd PLACE, SCOTTSDALE, ARIZONA

A portion of the Southwest quarter of Section 35, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 22 of said SANTO TOMAS SCOTTSDALE II, recorded in Book 191 of Maps, Page 8, records of Maricopa County, Arizona;
THENCE South 00 degrees 00 minutes 00 seconds West 20.01 feet along the Southerly extension of the East line of said Lot 22 to the North line of the South 35.00 feet of said Southwest quarter;
THENCE South 87 degrees 53 minutes 56 seconds West 10.01 feet along said North line
THENCE North 00 degrees 00 minutes 00 seconds East 20.01 feet to the South line of said Lot 22;
THENCE North 87 degrees 53 minutes 56 seconds East 10.01 feet along said South line to the POINT OF BEGINNING.

Comprising 0.005 acres or 200 square feet, more or less.

EXHIBIT E
Page 1 of 2



EXHIBIT

OF
V EASEMENT
DEDICATION AT 8001 N. 73rd
PLACE, SCOTTSDALE, ARIZONA



NOT TO SCALE

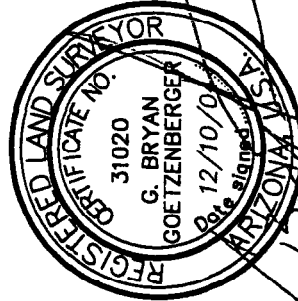
73RD
PLACE

MANZANITA
DRIVE

LOT 22

10' X 20'
EASEMENT DEDICATION
CONTAINS 0.005± ACRES

SE. COR., LOT 22
POINT OF BEGINNING



AVENUE

NORTHERN

LINE	BEARINGS	LENGTH
L1	S 00°00'00" W	20.01'
L2	S 87°53'56" W	10.01'
L3	N 00°00'00" E	20.01'
L4	N 87°53'56" E	10.01'

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ARIZONA NO. 18214 - CALIFORNIA NO. L6060 - NEVADA NO. 7680

DATE: 12-10-04

REVISED:

JOB NO.: 240635

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EXHIBIT E

**Superior
Surveying
Services, Inc.**

PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA

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Member A.C.S.M., A.P.L.S., G.L.I.S.

Job Number: 240635

December 10, 2004

**DESCRIPTION OF 1' VEHICULAR NON-ACCESS
EASEMENT TO BE DEDICATED AT 8001 N. 73rd
PLACE, SCOTTSDALE, ARIZONA**

The South 1-foot of the following described property:

A portion of the Southwest quarter of Section 35, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and as shown the plat of SANTO TOMAS SCOTTSDALE II, recorded in Book 191 of Maps, Page 8, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 22 of said SANTO TOMAS SCOTTSDALE II;
THENCE South 00 degrees 00 minutes 00 seconds West 20.01 feet along the Southerly projection of the East line of said Lot 22 to the North line of the South 35.00 feet of the Southwest quarter of said Section 35;
THENCE South 87 degrees 53 minutes 56 seconds West 244.73 feet along said North line to the beginning of a tangent curve to the right having a radius of 12.00 feet;
THENCE Northwesterly along the arc of said curve through a central angle of 92 degrees 06 minutes 04 seconds, an arc distance of 19.29 feet;
THENCE North 00 degrees 00 minutes 00 seconds East 20.01 feet to the beginning of a non-tangent curve the center of which bears North 90 degrees 00 minutes 00 seconds East 12.00 feet;
THENCE Southeasterly along the arc of said curve through a central angle of 92 degrees 06 minutes 04 seconds, an arc distance of 19.29 feet to the South line of said Lot 22;
THENCE North 87 degrees 53 minutes 56 seconds East 244.73 feet along said South line to the POINT OF BEGINNING.

EXCEPT those portions of said 1-foot easement lying within the West 35.00 feet of the East 205.00 feet and the West 50.00 feet of the East 60.00 feet.

EXHIBIT F

Page 1 of 2



EXHIBIT

OF VEHICULAR NON-ACCESS EASEMENT
DEDICATION AT 8001 N. 73rd
PLACE, SCOTTSDALE, ARIZONA



NOT TO SCALE

73RD
PLACE

MANZANITA
DRIVE

LOT 22

1' EASEMENT DEDICATION FOR
VEHICULAR NON-ACCESS

73RD

110'

35'

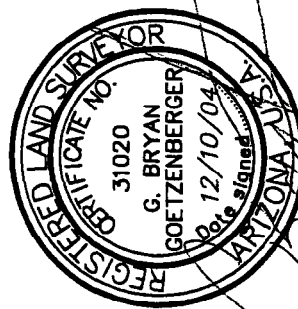
50'

10'

35.02'

AVENUE

NORTHERN



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DATE: 12-10-04 REVISED: JOB NO.: 240635

EXHIBIT F

COMMISSIONER STEINKE MADE A MOTION TO APPROVE THE FEBRUARY 23, 2005 MINUTES AS PRESENTED. SECOND BY COMMISSIONER BARNETT.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

EXPEDITED AGENDA

21-UP-2004 (Plaza Leyenda RV Storage) request by owner for conditional use permit for an unoccupied recreational vehicle storage facility on a 9.5 +/- acre parcel located at the northwest corner of Shea Blvd and 116th Street with Highway Commercial District (C-3) zoning.

(PULLED TO REGULAR AGENDA)

24-AB-2004 (Sherman Residence) request by owner to abandon 20 feet of the public right-of-way along the north side of E. Northern Avenue, 8 feet of the public utility easement and 1 foot vehicular non-access easement.

21-ZN-2004 (Horseman's Park – south of berm) request by owner to rezone from Single Family Residential, Planned Community Development, Environmentally Sensitive Lands District (R1-35 PCD ESL) to Service Residential, Planned Community Development, Environmentally Sensitive Lands District (S-R PCD ESL) on a 4.6 +/- acre parcel located at Northeast corner of McDowell Mountain Ranch Road and 98th Street.

COMMISSIONER HEITEL MOVED TO FORWARD CASES 24-AB-2004 AND 21-ZN-2004 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. SECOND BY COMMISSIONER STEINKE.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

REGULAR AGENDA

21-UP-2004 (Plaza Leyenda RV Storage) request by owner for conditional use permit for an unoccupied recreational vehicle storage facility on a 9.5 +/- acre parcel located at the northwest corner of Shea Blvd and 116th Street with Highway Commercial District (C-3) zoning.

MR. WARD presented this case as per the project coordination packet. He reported there has been a last minute discussion and agreement between the Applicant and the landowner toward the east and northeast that resulted in a modification to the site plan. The entire facility has been moved 20 feet away from 116th Street. Staff recommends approval, subject to the attached stipulations and revised site plan.